

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

AUGUST 10, 2006

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

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Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
Councilman Steven D. Ross, Ward 6
City Manager, Douglas Selby

Commissioners

Glenn E. Trowbridge, Chairman
Steven Evans, Vice-Chairman
Byron Goynes
Richard Truesdell
Leo Davenport
David W. Steinman
Sam C. Dunnam

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Bulletin Board, City Hall Plaza (next to Metro Records)

MINUTES: Approval of the **July 13, 2006** Planning Commission Meeting minutes by reference (___ vote)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. TMP-14763 - TENTATIVE MAP - CLIFFS EDGE POD 308 - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY LP - Request for a Tentative Map FOR A 163-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 9.12 acres adjacent to the northeast corner of Centennial Parkway and Shaumber Road (APN 126-24-410-003), PD (Planned Development) Zone [M (Medium Density Residential) Cliffs Edge Special Land Use Designation], Ward 6 (Ross).
2. TMP-14767 - TENTATIVE MAP - SUMMERLIN VILLAGE 23B - APPLICANT/OWNER: THE HOWARD HUGHES CORPORATION - Request for a Tentative Map FOR A NINE LOT RESIDENTIAL SUBDIVISION on 493 acres adjacent to the northwest corner of Alta Drive and Vista Run Drive (APN 137-22-000-015), P-C (Planned Community) Zone, Ward 2 (Wolfson).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

3. ZON-14680 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: RANCH HOUSE ROAD LLC - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: C-1 (LIMITED COMMERCIAL) on 1.46 acres at 6000 and 6050 Sky Pointe Drive (APN 125-27-201-021), Ward 6 (Ross).

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4. **VAR-14313 - VARIANCE - PUBLIC HEARING - APPLICANT: DENNIS IWASAKA OWNER: MAX JONES PROFESSIONAL PLAZA** - Request for a Variance to allow A PROPOSED 21,551 SQUARE-FOOT TWO STORY OFFICE BUILDING TO HAVE A SETBACK OF 53 FEET WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 105 FEET on 0.85 acres at 1506 South Jones Boulevard (APN 163-01-201-006), O (Office) Zone, Ward 1 (Tarkanian).
5. **SDR-14311 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-14313 - PUBLIC HEARING - APPLICANT: DENNIS IWASAKA OWNER: MAX JONES PROFESSIONAL PLAZA** - Request for a Site Development Plan Review FOR A PROPOSED 21,551 SQUARE-FOOT TWO STORY OFFICE BUILDING AND A WAIVER OF PERIMETER LANDSCAPE REQUIREMENTS on 0.85 acres at 1506 South Jones Boulevard (APN 163-01-201-006), O (Office) Zone, Ward 1 (Tarkanian).
6. **SUP-14774 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PANDA RESTAURANT GROUP - OWNER: CENTENNIAL GATEWAY, LLC** - Request for a Special Use Permit FOR A RESTAURANT WITH DRIVE THROUGH on property located on the east side of Centennial Center Boulevard, approximately 240 feet north of Ann Road (APN 125-27-411-010), T-C (Town Center) Zone, Ward 6 (Ross).
7. **SDR-14777 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-14774 - PUBLIC HEARING - APPLICANT: PANDA RESTAURANT GROUP - OWNER: CENTENNIAL GATEWAY, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 2,448 SQUARE FOOT RESTAURANT WITH DRIVE THROUGH AND A WAIVER OF PERIMETER LANDSCAPING STANDARDS on property located on the east side of Centennial Center Boulevard, approximately 240 feet north of Ann Road (APN: 125-27-411-010), T-C (Town Center) Zone, Ward 6 (Ross).
8. **SUP-14684 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: DESERT INN CVS, L.L.C. DBA CVS PHARMACY 2955 - OWNER: SCP 2002E-40, L.L.C.** - Request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE at 3290 South Fort Apache Road (APN 163-08-421-004), C-1 (Limited Commercial), Ward 2 (Wolfson).

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9. **SUP-14687 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: SENIP CVS, L.L.C. DBA CVS PHARMACY 2990 - OWNER: CVS 2990 LAS VEGAS, L.L.C.** - Request for a Special Use Permit FOR A RETAIL ESTABLISHMENT WITH ACCESSORY PACKAGE LIQUOR OFF-SALE on 1.55 acres at 6391 West Lake Mead Boulevard (APN 138-23-720-005), C-1 (Limited Commercial), Ward 6 (Ross).

NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 5 (WEEKLY).

10. **SUP-14721 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: RESTAURANT ROW LLC** - Request for a Special Use Permit FOR A PROPOSED GENERAL BUSINESS-RELATED GAMING ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING SUPPER CLUB at 1991 North Rainbow Boulevard (APN 138-22-713-002), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 5 (WEEKLY).

11. **SDR-14769 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: MCKINNEY CONSTRUCTION - OWNER: RUTHERFORD AND DEBORAH MCKINNEY** - Request for a Site Development Plan Review FOR A PROPOSED 1,792 SQUARE FOOT ADDITION TO AN EXISTING CONTRACTOR BUSINESS AND A WAIVER OF PERIMETER LANDSCAPING REQUIREMENTS on 0.51 acres at 400 West Owens Avenue (APN 139-22-403-003), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

12. **VAC-14766 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT, LLC** - Petition to Vacate a portion of the public right-of-way at the intersection of Centennial Parkway and Riley Street, Ward 6 (Ross).

PUBLIC HEARING ITEMS:

13. **ABEYANCE - GPA-13372 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: THALIA DONDERO - OWNER: FIRST PRESBYTERIAN CHURCH LV NV** - Request to amend a portion of the Southeast Sector of the General Plan FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 5.05 acres at 1515 and 1619 West Charleston Boulevard, 1608 and 1620 Ellis Avenue (APNs 162-04-510-002, 004, 005, 006, and 007), Ward 1 (Tarkanian).

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14. **ABEYANCE - ZON-13491 - REZONING RELATED TO GPA-13372 - PUBLIC HEARING - APPLICANT: THALIA DONDERO - OWNER: FIRST PRESBYTERIAN CHURCH LV NV** - Request to a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 4.13 acres at 1515 West Charleston Boulevard, 1620 Ellis Avenue and 1608 Ellis Avenue (APNs 162-04-510-004, 005, 006, and 007), Ward 1 (Tarkanian).
15. **ABEYANCE - SUP-13494 - SPECIAL USE PERMIT RELATED TO GPA-13372 AND ZON-13491 - PUBLIC HEARING - APPLICANT: THALIA DONDERO - OWNER: FIRST PRESBYTERIAN CHURCH LV NV** - Request for a Special Use Permit FOR A 40-FOOT TALL, 48-FOOT X 14-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1515 West Charleston Boulevard (APN 162-04-510-004), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Tarkanian).
16. **ABEYANCE - SUP-13495 - SPECIAL USE PERMIT RELATED TO GPA-13372, ZON-13491, AND SUP-13494 - PUBLIC HEARING - APPLICANT: THALIA DONDERO - OWNER: FIRST PRESBYTERIAN CHURCH LV NV** - Request for a Special Use Permit FOR A 40-FOOT TALL, 36-FOOT X 10-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1515 West Charleston Boulevard (APN 162-04-510-004), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Tarkanian).
17. **ABEYANCE - SUP-13490 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: FIRST PRESBYTERIAN CHURCH OF LV NV** - Request for a Special Use Permit FOR A PROPOSED 40-FOOT TALL, 14 X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1619 West Charleston Boulevard (APN 162-04-510-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
18. **ABEYANCE - SUP-13362 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EMPIRE MEDIA - OWNER: HIGHLAND PARTNERSHIP LP** - Request for a Special Use Permit FOR A 75 FOOT TALL, 20 FOOT X 24 FOOT OFF-PREMISE ADVERTISING SIGN (BILLBOARD) at 1112 South Martin L. King Boulevard (APN 162-04-501-005), C-1 (Limited Commercial) Zone], Ward 1 (Tarkanian).
19. **ABEYANCE - GPA-13920 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: AURORA LUBLIN** - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 0.44 acres at 4363 Mountain View Boulevard (APN 162-06-610-043), Ward 1 (Tarkanian).

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20. **ABEYANCE - ZON-13922 - REZONING RELATED TO GPA-13920 - PUBLIC HEARING - APPLICANT/OWNER: AURORA LUBLIN** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.44 acres at 4363 Mountain View Boulevard (APN 162-06-610-043), Ward 1 (Tarkanian).
21. **ABEYANCE - VAR-14204 - VARIANCE - RELATED TO GPA-13920 AND ZON-13922 - PUBLIC HEARING - APPLICANT/OWNER: AURORA LUBLIN** - Request for a Variance TO ALLOW A 15-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 35 FEET FOR A PROPOSED 4,920 SQUARE FOOT OFFICE DEVELOPMENT on 0.44 acres at 4363 Mountain View Boulevard (APN 162-06-610-043), R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 1 (Tarkanian).
22. **ABEYANCE - SDR-13921 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-13920, ZON-13922 AND VAR-14204 - PUBLIC HEARING - APPLICANT/OWNER: AURORA LUBLIN** - Request for a Site Development Plan Review FOR A PROPOSED 4,920 SQUARE FOOT OFFICE AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 0.44 acres at 4363 Mountain View Boulevard (APN 162-06-610-043), R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 1 (Tarkanian).
23. **ABEYANCE - ZON-13854 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES** - Request for a Rezoning FROM: U (UNDEVELOPED) [RNP (RURAL NEIGHBORHOOD PRESERVATION) MASTER PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 24.8 acres at the southwest corner of Horse Drive and Coke Street (APNs 125-09-602-004, 125-09-702-001, 002, 003, and 125-09-704-001), Ward 6 (Ross).
24. **ABEYANCE - VAR-13853 - VARIANCE RELATED TO ZON-13854 - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES** - Request for a Variance TO ALLOW ZERO SQUARE FEET OF OPEN SPACE WHERE 35,293 SQUARE FEET ARE REQUIRED FOR A 49 LOT RESIDENTIAL SUBDIVISION on 24.8 acres at the southwest corner of Horse Drive and Coke Street (APNs 125-09-602-004, 125-09-702-001, 002, 003, and 125-09-704-001), U (Undeveloped) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) and R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross).

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25. ABEYANCE - VAC-13850 - VACATION RELATED TO ZON-13854 AND VAR-13853 - APPLICANT/OWNER: WILLIAM LYON HOMES - Petition to Vacate public rights-of-way generally located west of the intersection of Horse Drive and Coke Street, Ward 6 (Ross).

26. ABEYANCE - SDR-13852 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-13854, VAR-13853 AND VAC-13850 - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM LYON HOMES - Request for a Site Development Plan Review FOR A 49-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 24.8 acres at the southwest corner of Horse Drive and Coke Street (APNs 125-09-602-004, 125-09-702-001, 002, 003, and 125-09-704-001), U (Undeveloped) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) and R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross).

27. ABEYANCE - ZON-13879 - REZONING - PUBLIC HEARING - APPLICANT: BLOKHAUS - OWNER: ARTCENTRAL, LLC - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-5 (APARTMENT) on 0.64 acres approximately 150 feet south of the southeast corner of East Charleston Boulevard and South Casino Center Boulevard (APNs 162-03-110-041, 042, and 043), Ward 1 (Tarkanian).

NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 3 (REESE).

28. ABEYANCE - SDR-13883 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-13879 - PUBLIC HEARING - APPLICANT: BLOKHAUS - OWNER: ARTCENTRAL LLC - Request for a Site Development Plan Review FOR A SIX STORY, 89 UNIT APARTMENT DEVELOPMENT AND WAIVERS OF THE LANDSCAPE AND STREETScape REQUIREMENTS OF THE DOWNTOWN CENTENNIAL PLAN on 0.64 acres approximately 150 feet south of the southeast corner of East Charleston Boulevard and South Casino Center Boulevard (APNs 162-03-110-041, 042, and 043), Ward 1 (Tarkanian).

NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 3 (REESE).

29. ABEYANCE - ZON-13896 - REZONING - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), Ward 5 (Weekly).

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30. ABEYANCE - VAR-13900 - VARIANCE RELATED TO ZON-13896 - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Variance TO ALLOW A FRONT YARD SETBACK OF 10 FEET WHERE 20 FEET IS REQUIRED, A CORNER SIDE YARD SETBACK OF 10 FEET WHERE 15 FEET IS REQUIRED, AND A REAR YARD SETBACK OF 11 INCHES WHERE 20 FEET IS REQUIRED on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).
31. ABEYANCE - SUP-13902 - SPECIAL USE PERMIT RELATED TO ZON-13896, AND VAR-13900 - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Special Use Permit FOR A PROPOSED HELIPAD AND A WAIVER TO ALLOW A HELIPAD AS AN ACCESSORY USE TO A FACILITY OTHER THAN A HOSPITAL, MEDICAL FACILITY, OR MEDICAL OFFICE on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).
32. ABEYANCE - SUP-13903 - SPECIAL USE PERMIT RELATED TO ZON-13896, VAR-13900, AND SUP-13902 - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Special Use Permit FOR A PROPOSED 274 FOOT TALL BUILDING IN THE NORTH LAS VEGAS AIRPORT OVERLAY DISTRICT on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).
33. ABEYANCE - SDR-13904 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-13896, VAR-13900, SUP-13902, AND SUP-13903 - PUBLIC HEARING - APPLICANT: DON AHERN - OWNER: DFA, LLC - Request for a Site Development Plan Review FOR A COMMERCIAL DEVELOPMENT CONSISTING OF A 3,000 SQUARE FOOT, A 1,500 SQUARE FOOT, AND A 4,500 SQUARE FOOT RETAIL PAD; A 20 STORY BUILDING CONSISTING OF 3,700 SQUARE FEET OF RESTAURANT SPACE, 10,000 SQUARE FEET OF RETAIL SPACE, 150,000 SQUARE FEET OF OFFICE SPACE, AND A 4,500 SQUARE FOOT CHILD CARE FACILITY; AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

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34. **ABEYANCE - VAR-13871 - VARIANCE - PUBLIC HEARING - APPLICANT: VERIZON WIRELESS - OWNER: AMERICAN LEGION POST 8** - Request for a Variance TO ALLOW A 25 FOOT RESIDENTIAL ADJACENT SETBACK WHERE 210 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 70 FOOT WIRELESS COMMUNICATION FACILITY, STEALTH on 2.67 acres at 733 Veterans Memorial Drive (APN 139-27-708-007), C-V (Civic) Zone, Ward 5 (Weekly).
35. **ABEYANCE - SUP-13870 - SPECIAL USE PERMIT RELATED TO VAR-13871 - PUBLIC HEARING - APPLICANT: VERIZON WIRELESS - OWNER: AMERICAN LEGION POST 8** - Request for a Special Use Permit FOR A WIRELESS COMMUNICATION FACILITY, STEALTH at 733 Veterans Memorial Drive (APN 139-27-708-007), C-V (Civic) Zone, Ward 5 (Weekly).
36. **ABEYANCE - SUP-13891 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STRATORISE LLC/AZTEC INTERNATIONAL - OWNER: GEOSUMMITT LLC** - Request for a Special Use Permit FOR A PROPOSED 517-FOOT TOWER IN THE MCCARRAN AIRPORT OVERLAY DISTRICT at 1431 Las Vegas Boulevard South (APN 162-03-202-003 and 004), C-2 (General Commercial) Zone, Ward 3 (Reese).
37. **ABEYANCE - SUP-13897 - SPECIAL USE PERMIT RELATED TO SUP-13891- PUBLIC HEARING - APPLICANT: STRATORISE LLC/AZTEC INTERNATIONAL - OWNER: GEOSUMMITT LLC** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 1431 Las Vegas Boulevard South (APNs 162-03-202-003 and 004), C-2 (General Commercial) Zone, Ward 3 (Reese).
38. **ABEYANCE - SDR-13899 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-13891 AND SUP-13897 - PUBLIC HEARING - APPLICANT: STRATORISE LLC/AZTEC INTERNATIONAL - OWNER: GEOSUMMITT LLC** - Request for a Site Development Plan Review FOR A 45-STORY MIXED-USE DEVELOPMENT CONSISTING OF 421 RESIDENTIAL UNITS AND 1,190 SQUARE FEET OF COMMERCIAL SPACE; AND WAIVERS OF THE STEPBACK, STREETSCAPE AND BUILD-TO-LINE REQUIREMENTS OF THE DOWNTOWN CENTENNIAL PLAN on 1.26 acres at 1431 Las Vegas Boulevard South (APN 162-03-202-003 and 004), C-2 (General Commercial) Zone, Ward 3 (Reese).

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39. ABEYANCE - RESCIND PREVIOUS ACTION - SUP-13376 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: NORIKO TAKADA DBA QUALIFIED DOMESTIC TRUST - Request for a Special Use Permit FOR A PROPOSED 40-FOOT, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 5300 West Sahara Avenue (APN 163-01-804-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
40. ABEYANCE - RECONSIDER - SUP-13376 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: NORIKO TAKADA DBA QUALIFIED DOMESTIC TRUST - Request for a Special Use Permit FOR A PROPOSED 40-FOOT, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 5300 West Sahara Avenue (APN 163-01-804-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
41. ABEYANCE - SDR-13820 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: WALL STREET NEVADA PS, LLC - Request for a Site Development Plan Review FOR TWO PROPOSED 634 FOOT, 50 STORY MIXED USE TOWER DEVELOPMENTS CONTAINING 25,591 SQUARE FEET OF RETAIL SPACE; 1,190 RESIDENTIAL UNITS; AND A 12 STORY 837,425 SQUARE FOOT WHOLESALE SHOWROOM FACILITY on 7.84 acres at the southeast corner of Wall Street and Western Avenue (APN 162-04-505-001 and -002, 162-04-513-004 through 162-04-513-015), M (Industrial) Zone under resolution of intent to C-2 (General Commercial) Zone], Ward 1 (Tarkanian).
42. ABEYANCE - SDR-14101 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TERRITORY, INC. - OWNER: CENTENNIAL GATEWAY, LLC - Request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF A 15,000 SQUARE-FOOT RETAIL DEVELOPMENT (DRUG STORE) AND A 2,463 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH on 2.49 acres at the northeast corner of Centennial Center Boulevard and Ann Road (APN 125-27-411-010), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Town Center Special Land Use Designation], Ward 6 (Ross).
43. ZON-14796 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: MARISELA CARDONA - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT, 5 UNITS PER ACRE) on 1.62 acres at 814 North Tonopah Drive (APN 139-28-301-001), Ward 5 (Weekly).

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44. VAR-14797 – VARIANCE RELATED TO ZON-14796 - PUBLIC HEARING - APPLICANT/OWNER: MARISELA CARDONA - Request for a Variance TO ALLOW AN R-PD DEVELOPMENT TO BE 1.62 ACRES WHERE FIVE ACRES IS THE MINIMUM REQUIRED on 1.62 acres at 814 North Tonopah Drive (APN 139-28-301-001), R-E (Residence Estates) Zone [Proposed R-PD-5 (Residential Planned Development, 5 Units Per Acre)], Ward 5 (Weekly).
45. WVR-15056 - WAIVER RELATED TO ZON-14796 AND VAR-14797 - PUBLIC HEARING - APPLICANT/OWNER: MARISELA CARDONA - Request for a Waiver to Title 18.12.105 TO ALLOW A PRIVATE DRIVE TO EXCEED 200 FEET on 1.62 acres at 814 North Tonopah Drive (APN 139-28-301-001), R-E (Residence Estates) Zone [Proposed R-PD-5 (Residential Planned Development, 5 Units Per Acre)], Ward 5 (Weekly).
46. SDR-14795 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-14796, VAR-14797 AND WVR-15056 - PUBLIC HEARING - APPLICANT/OWNER: MARISELA CARDONA - Request for a Site Development Plan Review FOR A PROPOSED EIGHT LOT RESIDENTIAL SUBDIVISION on 1.62 acres at 814 North Tonopah Drive (APN 139-28-301-001), R-E (Residence Estates) Zone [Proposed R-PD-5 (Residential Planned Development, 5 Units Per Acre)], Ward 5 (Weekly).
47. VAR-13881 - PUBLIC HEARING - APPLICANT: ETHOS THREE ARCHITECTURE - OWNER: AAMAX ENTERPRISES LLC - Request for a Variance TO ALLOW 103 PARKING SPACES WHERE 167 SPACES ARE REQUIRED AND TO ALLOW TWO LOADING ZONES WHERE THREE ARE REQUIRED IN CONJUNCTION WITH A PROPOSED 30,904 SQUARE FOOT RETAIL CENTER on 2.07 acres on the east side of Eastern Avenue, approximately 153 feet north of Mesquite Avenue (APN 139-36-110-002 and 003), C-1 (Limited Commercial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).
48. VAR-14355 - VARIANCE RELATED TO VAR-13881 - PUBLIC HEARING - APPLICANT: ETHOS THREE ARCHITECTURE - OWNER: AAMAX ENTERPRISES LLC - Request for a Variance TO ALLOW A 20-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 70.75 FEET IS REQUIRED FOR A PROPOSED 30,904 SQUARE FOOT RETAIL CENTER on 2.07 acres on the east side of Eastern Avenue, approximately 153 feet north of Mesquite Avenue (APN 139-36-110-002 and 003), C-1 (Limited Commercial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).

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49. SUP-13877- SPECIAL USE PERMIT RELATED TO VAR-13881 AND VAR-14355 - PUBLIC HEARING - APPLICANT: ETHOS THREE ARCHITECTURE - OWNER: AAMAX ENTERPRISES LLC - Request For A Special Use Permit FOR AN AUTO TITLE LOAN ESTABLISHMENT WITH WAIVERS OF THE MINIMUM SIZE REQUIREMENT AND DISTANCE SEPARATION REQUIREMENTS FROM A RESIDENTIAL USE AND FROM NINE SIMILAR USES on 2.07 acres on the east side of Eastern Avenue, approximately 153 feet north of Mesquite Avenue (APN 139-36-110-002 and 003), C-1 (Limited Commercial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).
50. SUP-13882 - SPECIAL USE PERMIT RELATED TO VAR-13881, VAR-14355, AND SUP-13877 - PUBLIC HEARING - APPLICANT: ETHOS THREE ARCHITECTURE - OWNER: AAMAX ENTERPRISES LLC - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB AND A WAIVER OF THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM A CHURCH on 2.07 acres on the east side of Eastern Avenue, approximately 153 feet north of Mesquite Avenue (APN 139-36-110-002 and 003), C-1 (Limited Commercial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).
51. SUP-13884 - SPECIAL USE PERMIT RELATED TO VAR-13881, VAR-14355, SUP-13877 AND SUP-13882 - PUBLIC HEARING - APPLICANT: ETHOS THREE ARCHITECTURE - OWNER: AAMAX ENTERPRISES LLC - Request for a Special Use Permit FOR A GENERAL BUSINESS-RELATED GAMING ESTABLISHMENT WITHIN A PROPOSED RESTAURANT on 2.07 acres on the east side of Eastern Avenue, approximately 153 feet north of Mesquite Avenue (APN 139-36-110-002 and 003), C-1 (Limited Commercial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).
52. SDR-13880 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-13881, VAR-14355, SUP-13877, SUP-13882 AND SUP-13884 - PUBLIC HEARING - APPLICANT: ETHOS THREE ARCHITECTURE - OWNER: AAMAX ENTERPRISES LLC - Request for a Site Development Plan Review FOR A PROPOSED 30,904 SQUARE FOOT RETAIL CENTER AND A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS on 2.07 acres on the east side of Eastern Avenue, approximately 153 feet north of Mesquite Avenue (APN 139-36-110-002 and 003), C-1 (Limited Commercial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 3 (Reese).

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53. **VAR-14734 – VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: STEVEN PORTNOFF**
- Request for a Variance TO ALLOW PROPOSED SIX FOOT HIGH BLOCK WALLS IN THE FRONT YARD WHERE FOUR FEET IS THE MAXIMUM HEIGHT ALLOWED on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone, R (Rural) General Plan Designation], Ward 1 (Tarkanian).

NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 2 (WOLFSON).

54. **VAR-14735 – VARIANCE RELATED TO VAR-14734 - PUBLIC HEARING - APPLICANT/OWNER: STEVEN PORTNOFF**
- Request for a Variance TO ALLOW A PROPOSED SINGLE FAMILY DWELLING TO BE 13 FEET FROM THE FRONT PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED AND 29 FEET FROM THE REAR PROPERTY LINE WHERE 35 FEET IS THE MINIMUM SETBACK REQUIRED on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone, R (Rural) General Plan Designation], Ward 1 (Tarkanian).

NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 2 (WOLFSON).

55. **SUP-15027 - SPECIAL USE PERMIT RELATED TO VAR-14734 AND VAR-14735 - PUBLIC HEARING - APPLICANT/OWNER: STEVEN PORTNOFF**
- Request for a Special Use Permit TO ALLOW A PROPOSED 80 FOOT HIGH AMATEUR RADIO ANTENNA TOWER on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone, R (Rural) General Plan Designation], Ward 1 (Tarkanian).

NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 2 (WOLFSON).

56. **VAR-14768 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: VITALY SCHERBO**
- Request for a Variance TO ALLOW 54 PARKING SPACES WHERE 113 SPACES ARE REQUIRED on 1.39 acres at 3250 North Bronco Street (APN 138-11-804-021), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

57. **SDR-13796 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-14768 - PUBLIC HEARING - APPLICANT/OWNER: VITALY SCHERBO**
- Request for a Site Development Plan Review FOR A PROPOSED 10,542 SQUARE FOOT, TWO STORY ADDITION TO AN EXISTING GYMNASIIC SCHOOL on 1.39 acres at 3250 North Bronco Street (APN 138-11-804-021), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

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58. **VAR-14759 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: OWENS STAR, LLC** - Request for a Variance TO ALLOW 124 PARKING SPACES WHERE 171 SPACES ARE REQUIRED on 2.6 acres at 3955 East Owens Avenue (APN 140-30-102-006), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

59. **ROR-13595 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: SDL INC** - Required Two Year Review of an approved Special Use Permit (SUP-3269) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1205 East Sahara Avenue (APN 162-02-401-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

NOTE: THE CORRECT WARD FOR THIS ITEM IS WARD 3 (REESE).

60. **SUP-14377 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CASHBOX II - APPLICANT: DOS COMPADRES, INC OWNER: MARIANA'S ENTERPRISES** - Request for a Special Use Permit FOR A FINANCIAL INSTITUTION, SPECIFIED IN AN EXISTING SUPERMARKET; A WAIVER OF THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND A WAIVER OF THE 1,000 FOOT MINIMUM DISTANCE SEPARATION REQUIREMENT FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED at 3631 West Sahara Avenue (APN 162-08-101-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

61. **SUP-14757 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MASSAGE ENVY - OWNER: WITCH KYLE, LLC** - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT AND A WAIVER FROM THE 400 FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING SCHOOL, A WAIVER FROM THE 1,000 FOOT DISTANCE SEPARATION FROM AN EXISTING MASSAGE ESTABLISHMENT AND A WAIVER FROM THE HOURS OF OPERATION RESTRICTION at 7175 West Lake Mead Boulevard (APN 138-22-701-007), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 4 (Brown).

NOTE: AS OF AUGUST 6, 2006 THIS ITEM IS LOCATED IN WARD 1 (TARKANIAN).

62. **SDR-14760 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SH ARCHITECTURE - OWNER: STATE OF NEVADA** - Request for a Site Development Plan Review FOR A PROPOSED FIVE STORY 80,262 SQUARE FOOT OFFICE BUILDING AND A THREE STORY 105,920 SQUARE FOOT PARKING GARAGE on 7.61 acres at 215 East Bonanza Road (APN 139-27-803-001), C-V (Civic) Zone, Ward 5 (Weekly).

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63. SDR-14761 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: AHERN RENTALS OWNER: DON AND PAUL L.L.C. - Request for a Site Development Plan Review FOR 7,104 SQUARE FEET OF AUTO PAINT AND BODY REPAIR SHOP CONTAINED IN THREE BUILDINGS on 1.48 acres at 1915 West Bonanza Road (APN 139-28-401-001, 002, 003, 024 and a portion of 139-28-411-001), R-E (Residence Estates) and C-2 (General Commercial) under Resolution of Intent to C-M (Commercial Industrial) Zone, Ward 5 (Weekly).

DIRECTOR'S BUSINESS:

64. TXT-15218 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.030 to add the requirement for a separate neighborhood meeting prior to the Planning Commission meeting.

CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.